



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT ^{RE-}REFERRAL

5/12/14 DATE: 5/12/2014
 FROM: Doug Rion, PW
 TO: FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
 South County Team / Development Review

PROJECT DESCRIPTION: SUB2013-00055 COAL14-0026 PB COAST VIEW – Proposed lot line adjustment of three parcels from 171, 335, and 394 acres to three parcels of 20, 20, and 860 acres. Site location is Mattie Rd, Pismo Beach. APN: 079-231-002, 079-241-002, and 079-241-009.

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL

All concerns with LIA have been satisfied on revised LIA map.

Date: 5/12/14 Name: D. Rion Phone: 5252



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie

Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm

AgCommSLO@co.slo.ca.us

DATE: May 8, 2014

TO: Stephanie Fuhs, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department *LA*

SUBJECT: PB Coast View Lot Line Adjustment SUB2013-00055 (1750)

Comments

The applicant proposes to reconfigure three existing parcels of 171, 335 and 394 acres each to create two parcels of 20 and 880 acres each within the Rural Lands land use category. The project site is located on Mattie Road, north of Pismo Beach. The project site is proposed for conservation and public access with the exception of a five acre portion of the proposed 20 acre parcel.

The Agriculture Department considers the proposal to be **equal to** the existing parcel configuration in terms of agricultural resources. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations.

It should be noted that future public access at this site may conflict with the agricultural operations to the north. At the time public access is proposed, the property owners should consider minimizing potential impacts through locating trails away from agricultural areas, fencing, providing information discouraging trespass etc.

Comments are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

SR 13724

MAR 24 2014

IN 91585

Environmental Health

DATE: 3/21/2014

TO:

ENV HEALTHFROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2013-00055 COAL14-0026 PB COAST VIEW - Proposed lot line adjustment of three parcels from 171, 335, and 394 acres to three parcels of 20, 20, and 860 acres. Site location is Mattie Rd, Pismo Beach. APN: 079-231-002, 079-241-002, and 079-241-009.

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PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Wells are indicated on the Env Descr. Form, but not indicated on drawings. Confirm location. Be aware of slopes on parcels when siting wastewater.

4/9/14
Date

[Signature]
Name

X5551
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



PISMO BEACH POLICE DEPARTMENT

Jeffrey V. Norton, Chief of Police
1000 Bello Street • Pismo Beach, CA 93449

March 26, 2014

Sent via email to: sfuhs@co.slo.ca.us

Subject: San Luis Obispo County Department of Planning and Building
New Project Referral- Application SUB2013-00055, COAL 14-0026 PB Coast View

Dear Ms. Fuhs,

Thanks for the opportunity to comment on the subject referral for a future subdivision of this property to accommodate the ongoing use of the existing radio tower parcel, two private homes and the future Preserve Open Space for public use.

Policing of this area is not addressed in the referral. Page 11 of 17 of the Environmental Description Form notes the nearest police station as being located two miles away. Is this reference to the Pismo Beach Police station located on Bello Street? The subject subdivision is in San Luis Obispo County, typically served by the San Luis Obispo County Sheriff's department. Clarity is needed to accurately specify how public safety will be addressed by the future project. Potential concerns include responding to calls of theft, bodily injury, vandalism, alcohol violations, unauthorized vehicles, providing protection to the future two residences and in general, any other illegal activity.

While I am personally very supportive of this project, I have serious concerns regarding the policing of this area and the confusion that will result when law enforcement is needed. Certainly, Pismo Beach residents will assume that we are the responsible jurisdiction for this area. Having the Sheriff's Office respond to service calls in this area is very problematic. I am aware of some of these issues occurring at the Johnson's Ranch open space.

I believe the law enforcement response should be addressed very early in this process. There are various models that could be implemented and I do plan to consult with the Sheriff in the near future, but strongly believe this discussion needs to occur very early in this process.

Best Regards,

A handwritten signature in dark ink, appearing to read "Jeffrey V. Norton".

Jeffrey V. Norton
Chief of Police



City of Pismo Beach
Community Development Department
760 Mattie Road, Pismo Beach, CA 93449
Tel: (805)773-4658 Fax: (805) 773-4684

April 8, 2014

Stephanie Fuhs, Planner
County of San Luis Obispo Government Center
SLO, CA 93408

RE: Referral - SUB2013-00055 COAL 14-0026-PB COAST VIEW

Dear Stephanie,

The opportunity to comment on this referral is appreciated, thank you. The pending application appears to be compatible with the City of Pismo Beach vision for a coastal foothill open space and recreational trail system in this area. The City's Bike/Pedestrian Plan references a potential public trail across the property and the Pismo Beach General Plan/Local Coastal Plan **Policy CO-8 Regional Open Space** (attached) notes the City's value to "*preserve the ocean facing slopes overlooking U.S. 101 as an undeveloped natural area and as a scenic backdrop to the city of Pismo Beach and the Shell Beach area.*"

It is our understanding that should the lot-line adjustment be approved, San Luis Obispo County will require a development permit for future homes with measures to reduce visual impacts noted in the subject referral. Either a development permit or a Minor Use or Conditional Use Permit would also be required for restrooms and/or a parking lot off the larger lot Mattie Road frontage should a recreational facility in this area be proposed on the property.

The City of Pismo Beach requests the opportunity to comment on any development on and use of all future lots that would be created with the subject lot line adjustment; including but not limited to new homes, trails and recreational amenities and recreational land use. The City will provide comments on a variety of topics at that time, including but not limited to access to the Mattie Road frontage and protection of the hillside views above Pismo Beach.

Comments from the City of Pismo Beach Police and Fire Departments have been sent to you under separate cover. Each of these departments may also respond to future referrals for development or change in land uses in this area.

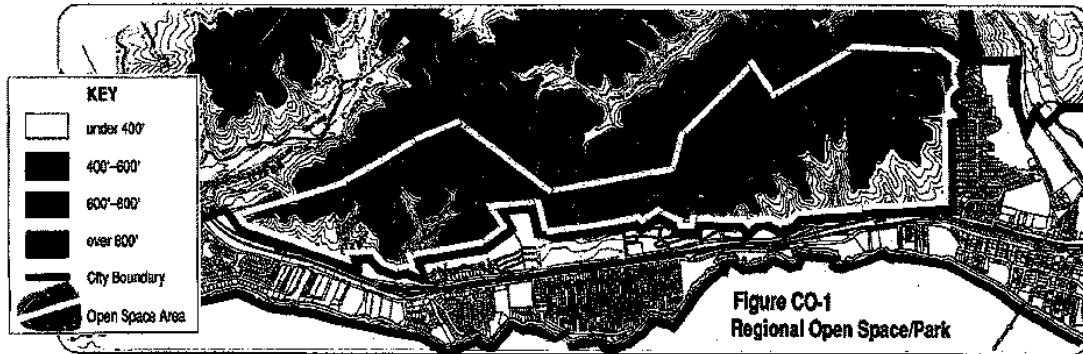
Sincerely,

A handwritten signature in cursive script, appearing to read "Carolyn Johnson".

Carolyn Johnson
Planning Manager

cc: Jon Biggs, Community Development Director

Referral - SUB2013-00055 COAL 14-0026-PB COAST VIEW
Attachment



Policy CO-8 Regional Open Space

The City, in cooperation with San Luis Obispo County, the State of California, private foundations and private interests, shall work to create a coastal foothill open space area as conceptually shown in Figure CO-1. This open space area shall for all time preserve the ocean facing slopes overlooking U.S. 101 as an undeveloped natural area and as a scenic backdrop to the city of Pismo Beach and the Shell Beach area.

To accomplish this purpose the City shall:

- a. Support retention of the existing restrictive low development intensity land use and resource policies of the county as they apply to these lands.*
- b. Request that any development reviewed by the County be requested to locate building sites outside the designated open space area.*
- c. Encourage and support efforts to acquire the area as permanent open space including:*
 - *County park funds*
 - *Creation of open space district*
 - *Developer financial contributions*
 - *Developer land dedications*
 - *Private donations and loans*
 - *State and federal park funds*